Clayton Elementary School Site Summary

Address	7525 La Cross Avenue Austin, TX 78739
Number of Permanent Campus Facilities	1
Original Year of Construction	2006
Total Campus Building Area (combined)	102,295 SF

Introduction

The Clayton Elementary School campus is located at 7525 La Cross Avenue in Austin, Texas. Clayton Elementary School was established in 2006, and consists of the Main School Building (BLDG-184A), which houses grades K-5. The facility consists of administration, classrooms, cafeteria, gymnasium, kitchen, and library.

Meeting Log		Revision Log		
Date	**Meeting**	**Revision**	**Date**	**Summary of Content**
7/19/16	Interview	00	9/9/16	Draft Issue
7/19/16	Assessment	01	11/11/16	Fixed format issues throughout document per Drew Johnson's email dated 11/7/16.
9/15/16	Cluster Meeting (Not Attended)	02	12/7/16	Added comments from PM Deborah James as indicated in email dated 11/25/16. See pages 2-5, 7, and 11.
10/31/16	Follow-Up			

Main School Building – BLDG-184A

Building Purpose	Administration, Classrooms, Cafeteria, Gymnasium, and Library
Building Area	102,295 SF
Inspection Date	July 19, 2016
Inspection Conditions	95°F - Sunny
Facility Condition Index	

System Deficiency Overview

The following table provides a summary of the systems and their respective conditions found by each discipline.

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
Exterior	Exterior Walls	The exterior of the building consists of a red common brick façade. There is a canopy extending from the entry doors to the curb line that is constructed of tube steel and has a standing seam metal roof. The exterior walls were in good condition.	Good
	Exterior Windows	The exterior windows consist of single-pane glazing units with aluminum frames. The exterior windows were observed to be in good condition. No broken glass or damaged window frames were observed. The window frame units appear to be in good condition. No issues with the windows were reported	Good
	Exterior Doors	There is one public entryway located at the west side of the building. There is a pair of steel doors set in a steel storefront-type frame. This frame contains glazing above the doors and between the pair of doors. The remaining doors and frames at the exterior of the building are hollow metal with a painted finish. The exterior doors were in average condition. They experience high usage, so the painted surfaces were scratched and had minor rusting.	Average
Roofing	The roof material covering the building is standing seam metal roof. The roof was observed to be in average condition. It was reported there is a leak in the art room. AISD Project Management reported		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		that the art room leak is due to undersized gutters and drain spouts. No other defects were or observed. The roof drainage system consists of gutters and downspouts. The roof drainage system gutters and downspouts were in average condition. It was reported the gutters frequently clog due to leaves from overhanging tree limbs. No downspout was observed to be connected to the gutter in the area outside the library where the majority of flooding occurs during storm events.	
Interior Construction	Interior Walls	The interior partitions are predominantly constructed of drywall and metal studs. The walls and partitions were in average condition. It was reported there is a folding panel partition between the cafeteria and gymnasium and that the partition does not close properly because the chain drive slips. The interior partitions appeared to be in average condition, as instances of minor cracking and chipping were observed throughout all wall surfaces. AISD Project Management reported that the partition requires service and that the slipping drive chain is not a defective part.	Average
	Interior Doors	The interior doors are wood with hollow metal frames as well as hollow metal framed interior windows. The interior doors and frames appeared to be in average condition, given their age of and typical wear and tear. No deficiencies were reported by facility staff.	Average
	Interior Specialties	This system is not present.	
Stairs	Exterior Stairs	This system is not present.	N/A
	Interior Stairs	The interior stairs are concrete and steel. The stairs appeared to be in average condition. It was reported there are no problems with the stairs.	Average
Interior Finishes	Interior Wall Finishes	The interior wall finishes consist of paint on drywall. There is ceramic tile wainscoting in the cafeteria at the hand sinks. The kitchen is constructed of CMU (concrete masonry unit) that is painted. The finishes were in average condition based on the age of the building. No problems were reported with the finishes. Water damage was observed on the wall and baseboards in corridor 6, caused by water intrusion during major storm events.	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
	Interior Floor Finishes	The interior flooring consists of stained concrete in the corridors and classrooms and carpet in the administration office and library. The flooring in the kitchen is ceramic tile. The flooring was in good condition. However, it was reported and observed that there is damage at the double doors in corridor 6 where water has leaked in from the courtyard during major storm events. The damages occurred to the floor finish and the baseboard.	Good
	Interior Ceiling Finishes	The ceiling systems consist of a 2x2 suspended acoustical ceiling system. The ceiling system was observed to be in average condition. However, it was reported and observed that there was ceiling damage in the art room from leaking during major storm events. AISD Project Management reported that the ceiling tiles are composed of perlite and are capable of becoming wet.	Average
Conveying	The building is equipped with a hydraulic passenger elevator to service two levels. The elevator is noted as having a maximum weight capacity of 2,500 pounds. This elevator was in good condition and had a recent inspection certificate issued within the last year, as required, which was visible. There were no operational issues reported by the facility staff. There were no deficiencies observed.		Good
Plumbing	Plumbing Fixtures	The building has public male and female restrooms, as well as separate staff restrooms located throughout the facility. These public and facility restrooms typically have vitreous china hand sinks with manual faucets, along with vitreous china, floor-mount stools with manual flushing mechanisms, and vitreous china, wall-hung urinals in the male restrooms with manual flushing mechanisms. There are floor sinks in the janitorial closets. There are water coolers located throughout the facility, typically near the public restrooms. Classrooms have two in-suite student restrooms. Each classroom has a small stainless steel sink with a water fountain and a goose-neck faucet. It was reported and observed that the plumbing fixtures were in poor condition largely due to damage from hard water. It was reported and observed that faucets throughout the facility were damaged by corrosion and leaking. It was observed that a soft water system in the main mechanical room did not work. It was reported that the system was installed when the school was built and has never worked.	Poor

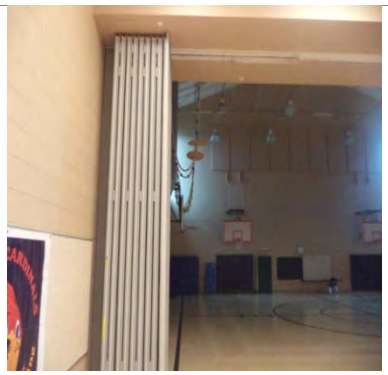
System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		The building also includes plumbing fixtures in the kitchen for the school cafeteria and stainless steel hand sinks for the students. These plumbing fixtures were observed to be in average condition. It was reported that one of the hand sinks outside the cafeteria was inoperable because it was clogged. The drain was manufactured as part of the sink and may not be replaceable, which would make the sink unusable. These sinks do not have isolation valves so they have to be shut off at the mezzanine level in an emergency, which is not convenient. It was reported that there are no cleanouts for the grease traps for maintenance. A sewage smell was observed in the area of the gymnasium restrooms.	
	Domestic Water Distribution	The kitchen and administration areas are serviced with hot water from gas water heaters. There is a new water heater for the kitchen as well as two new instant water heaters. The janitorial closets have electric water heaters that are original. The domestic water distribution system was observed to be generally in poor condition due to hard water corrosion. The electric water heaters in the janitorial closets were observed to be nearing the end of their typical design service lives and were in need replacement. It was reported that gate valves in the classrooms need to be replaced with ball valves. The plumbing distribution equipment was reported and observed to be in poor condition based upon the damage from corroded piping.	Poor
	Other Plumbing	System not present.	N/A
Mechanical/ HVAC	The HVAC (heating, ventilating, and air conditioning) system consists of heat pumps that service the classrooms and are located in the mechanical closets on the first floor and the mezzanines. There is one ducted unit on the roof of the cafeteria as well as two package units. There is one ducted unit in the main mechanical room. There are three package units for the library that are located in the second floor mechanical room. There are three fresh air units on the second floor, which are not operable and are LOTO (locked out and tagged out). There are 12 VAVs (variable air volume units) and four VFDs (variable frequency drives) utilized on the first floor. There are two gas-fired boilers in the main mechanical room and a cooling tower outside the kitchen dock. The HVAC system was observed to be in average condition. It was reported that the cooling tower was showing signs of age, as well as damage from hard water		Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		corrosion, including the box at the top, which needed replacement; the screen was also missing. There was an 8-inch pipe on the unit that was about 20% blocked by rust. It was reported and observed that the drainage in the mezzanine for the condensate did not work. It was reported the drains were blocked by construction debris from the original building construction or may be undersized. It was reported and observed that the mezzanine condensate drains were being drained by temporary PVC (polyvinyl chloride) piping that was running across floors to 3-inch drains. It was reported and observed that the VAVs in the corridors drained into a 2-inch drain that was blocked and did not function. It was observed that condensate was leaking on the floor of the HVAC 2 mechanical closet. A damaged cold air return louver was observed in the gymnasium.	
Fire Protection	Fire Alarm	The building has a fire alarm system that consists of alarm and signaling devices such as horns/ annunciators, strobes, horn/strobe combinations, pull stations, and detectors. The fire alarm system was observed to be in good condition and reported to be functioning well.	Good
	Fire Protection/ Suppression	The building has a dry standpipe system for a fire sprinkler, which serves the entire structure. There is also a dry system in the kitchen at the vent hoods. The building is also protected by portable fire extinguishers placed throughout the facility. It was observed that the fire sprinkler system is in average condition. It was reported that staff had no problems with the standpipe system. However, all observed portable fire extinguishers had expired inspection tags.	Average
Electrical	Electrical Distribution	The electrical service enters the building at the 480/277-volt 2500-amp main switchboards in the main electrical room located near the kitchen area. The building does not have a lightning protection system. It was observed that the electrical distribution system is in good condition. It was reported that the electrical distribution system was up-to-date and functioning well.	Good
	Lighting	The building's exterior lighting consists of pendant fixtures in the entry foyer. There are 2x4 fluorescent troffers throughout the building in the suspended ceiling system. It was observed that the lighting system is generally in	Average

System	Subsystem	Condition and Deficiency Overview	System Condition Rating
		average condition. It was reported that interior lighting was in good condition due to the ongoing maintenance program. It was reported that lighting in the stairwells was not sufficient. It was also reported the stairway light was difficult to access to change bulbs, and staff would prefer wall-mounted fixtures. It was reported that the interior exit lighting has a back-up battery system that has a very short life, causing frequent replacement.	
	Communications & Security	This facility has a building-wide Wi-Fi system, public address system, card readers, and security cameras. It was observed that the building system is in average working order. The Wi-Fi system was reported and observed to function well. The card readers were reported and observed to work well. However, there is a need for card readers at the exterior double doors that access the rear of the stage at Corridor 7 and the exterior double doors between the library and the music room in Corridor 8. It was reported and observed that the camera system is controlled by two different operating systems. A portion of the cameras are controlled by one system, and the rest are controlled by the other system, making it impossible to toggle between cameras to watch someone moving through the school. Additional problems with the camera system were reported and observed, including the camera outside the main mechanical room was not working and that two additional cameras were needed, one in the cafeteria near the serving line and one in the vestibule leading into the gymnasium. It was reported there is a need for a fence with a gate between the corner of the building near the main mechanical room and the wall around the chiller to prevent students from accessing the dock area. It was reported there is a serious vandalism problem that would be improved by putting a fence around the exterior of the school property.	Average

Interior Construction Deficiency Examples

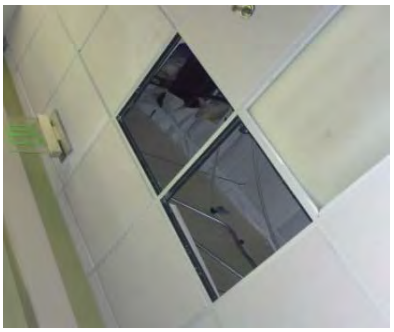
Interior Walls


Interior Finishes Deficiency Examples

Interior Floor Finishes


Interior Ceiling Finishes

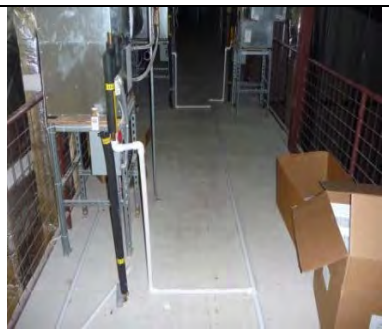


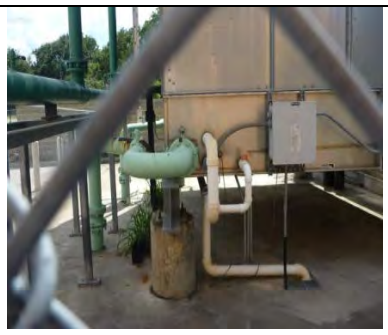
Plumbing System Deficiencies Examples

Plumbing Fixtures

Domestic Water Distribution

Mechanical/HVAC System Deficiency Examples



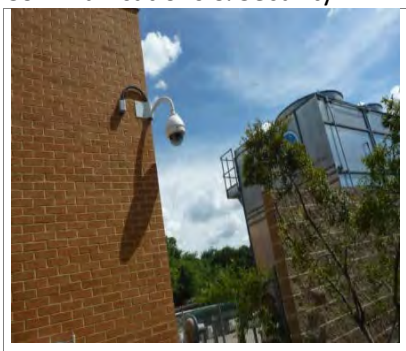


Fire Protection

Fire Protection/Suppression

Electrical

Communications & Security



Clayton Elementary School Campus Summary of Recommendations

This document is based on current conditions observed during fieldwork and provides recommendations for corrective actions by each discipline. The following recommendations provide a summary of the findings.

Main School Building Recommendations

Exterior

1. Prime, patch, and paint doors that are showing wear or are scratched.

Roofing

1. Perform a leak test in the area above the art room to find and then repair the leak.
2. Upgrade gutters, roof drains, and downspouts to handle the required capacity of storm water for the art room area. Currently the gutters and downspouts are undersized.
3. Add downspouts as need in the courtyard to control flooding.

Interior Construction

1. Contract a qualified technician to investigate and service the motorized partition, as reported by AISD Project Management.

Interior Finishes

1. Repair damaged ceiling tiles. Monitor and repair roof leaks as needed.
2. Repair and repaint areas in corridor damaged by courtyard flooding.
3. When courtyard flooding issue is solved, replace baseboard and refinish concrete corridor floor damaged by water intrusion from courtyard.

Plumbing

1. Explore the possibility of repairing the existing water softener. If it cannot be repaired, then a replacement should be considered.
2. Perform a water analysis to determine the iron concentration. If excessively high, an iron filter should be installed.
3. Replace plumbing faucets that are damaged by hard water corrosion.
4. Replace the drain on the hand sink if possible. If it cannot be replaced, then another sink will be required. At the time of the repair, add a shut-off valve at the sink.
5. Install grease trap outside the kitchen to solve grease accumulation in plumbing piping.
6. Replace aging water heater in custodial closets.

Mechanical/HVAC

1. Unclog drains for condensate lines if possible. If not possible to unclog the drain, then the drains should be replaced, and the temporary piping removed.
2. Determine the source of the clog and repair the drain on the air conditioning unit in HVAC 2.
3. Replace the chiller's corroded piping and missing screen at the top of the unit.
4. Replace the return air grill in the gymnasium.

Fire Protection

1. Recertify all fire extinguishers. Replace any extinguishers that do not meet the certification requirements.

Electrical

1. Add cameras in the areas where there is insufficient coverage.
2. Provide a gate at the chiller wall to limit access into the dock for life safety reasons.
3. Add card readers at two exterior doors to improve school security.
4. Provide three new cameras outside the mechanical room and doc area.
5. Provide software for the CCTV system that utilizes one system and has a dedicated monitor.
6. Install a gate with a keypad between the chiller and the main mechanical room.